

# ”QUATTLEFIELD LANE”

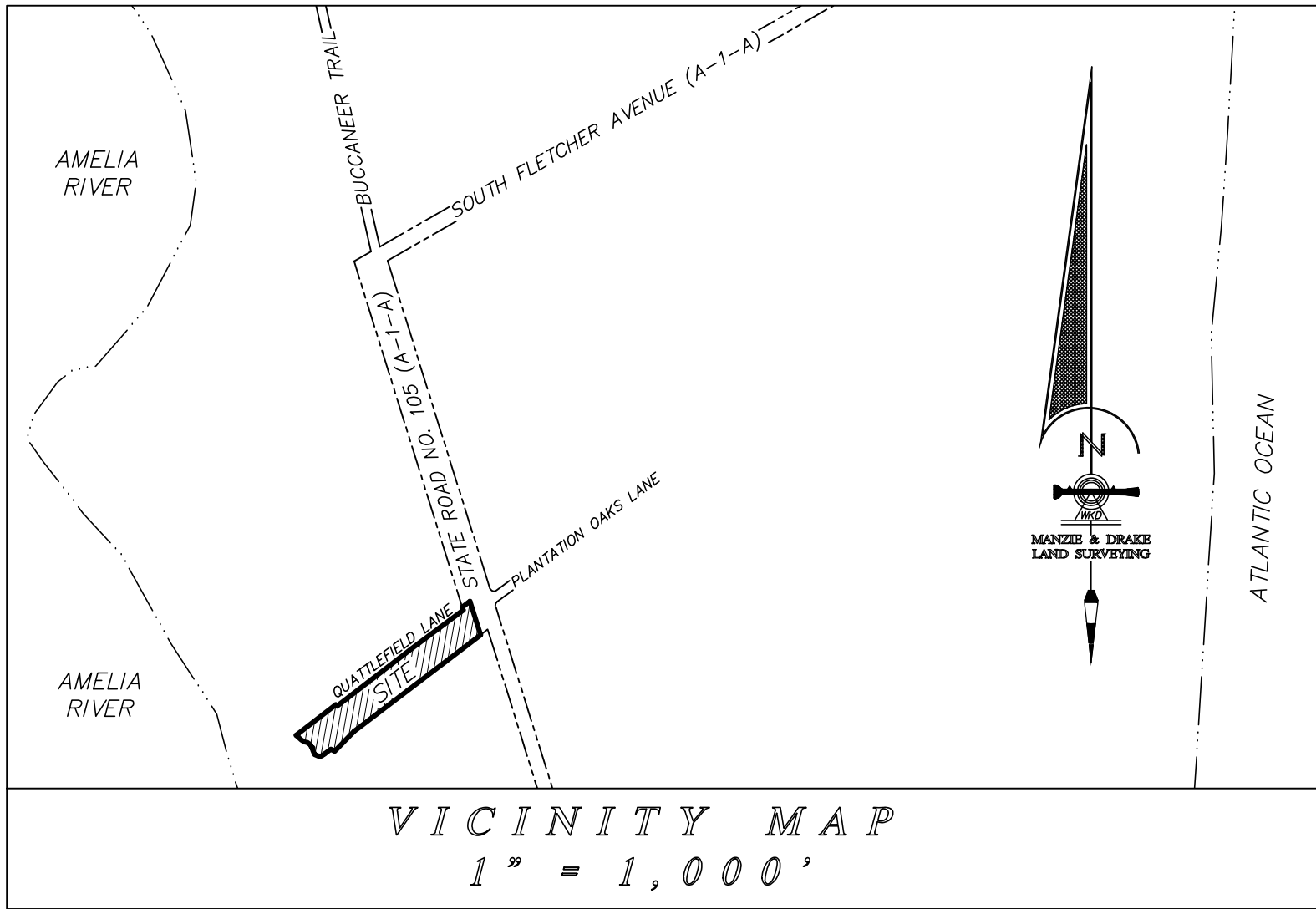
**A PORTION OF THE SOUTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK “R”, PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,**

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2 SHEETS

## CAPTION:

LEGAL DESCRIPTION:  
A PORTION OF THE SOUTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK “R”, PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 51°46'20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 189.78 FEET; THENCE SOUTH 18°04'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 (A-1-A), A DISTANCE OF 212.56 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) NORTH 51°39'53" EAST A DISTANCE OF 60.76 FEET; (2) SOUTH 18°04'40" EAST A DISTANCE OF 220.04 FEET; THENCE SOUTH 51°57'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 992.09 FEET; THENCE SOUTH 43°33'21" WEST A DISTANCE OF 173.21 FEET; THENCE NORTH 58°24'26" WEST A DISTANCE OF 26.98 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 12; THENCE SOUTH 51°57'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 51 FEET MORE OR LESS TO INTERSECT THE MARSHLANDS OF THE AMELIA RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT “A”; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 18°04'40" EAST A DISTANCE OF 19.11 FEET; THENCE ALONG THE SOUTHERLY LINE OF PARCEL “A” AS DESCRIBED IN OFFICIAL RECORDS BOOK 1577, PAGE 484, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING THREE COURSES: (1) SOUTH 52°31'41" WEST A DISTANCE OF 393.42 FEET; (2) SOUTH 51°39'53" WEST A DISTANCE OF 595.00 FEET; (3) NORTH 38°20'07" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 51°39'53" WEST, ALONG THE NORTH LINE OF SAID SOUTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 313 FEET MORE OR LESS TO INTERSECT THE MARSHLANDS OF THE AMELIA RIVER; THENCE SOUTHERLY ALONG SAID MARSHLANDS OF THE AMELIA RIVER, A DISTANCE OF 246 FEET MORE OR LESS TO ABOVE REFERENCED POINT “A” AND THE CLOSE OF THIS DESCRIPTION.



## TITLE CERTIFICATION

WE, \_\_\_\_\_, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN QUATTLEFIELD PROPERTIES, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE

## CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

CHIEF OF FIRE-RESCUE

## COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER 00-00-30-0760-0001-0020

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

TAX COLLECTOR  
NASSAU COUNTY, FLORIDA

## DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

DIRECTOR OF ENGINEERING SERVICES

## COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017

MICHAEL S. MULLIN, ATTORNEY  
FLORIDA BAR NO. 301094

## CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

CLERK OF THE CIRCUIT COURT

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7), AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MICHAEL A. MANZIE, P.L.S.  
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING  
117 SOUTH 9TH STREET  
FERNANDINA BEACH, FL 32034  
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

SURVEYOR / MAPPER

DATE

PRINT NAME:

FLORIDA REGISTRATION NO.:

STATE OF FLORIDA

## MORTGAGEE'S CONSENT

I, JOHN MINOR, ON BEHALF OF CBC NATIONAL BANK DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 2004 PAGES 1785 THROUGH 1789 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ TO ME, WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF \_\_\_\_\_, IN THE COUNTY OF \_\_\_\_\_ AND THE STATE OF \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017

NOTARY PUBLIC  
STATE OF \_\_\_\_\_

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

STATE OF: \_\_\_\_\_ FLORIDA  
COUNTY OF: \_\_\_\_\_ NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ TO ME, WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN

AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF \_\_\_\_\_, IN THE COUNTY OF \_\_\_\_\_ AND THE STATE OF \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017

NOTARY PUBLIC  
STATE OF FLORIDA

## ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

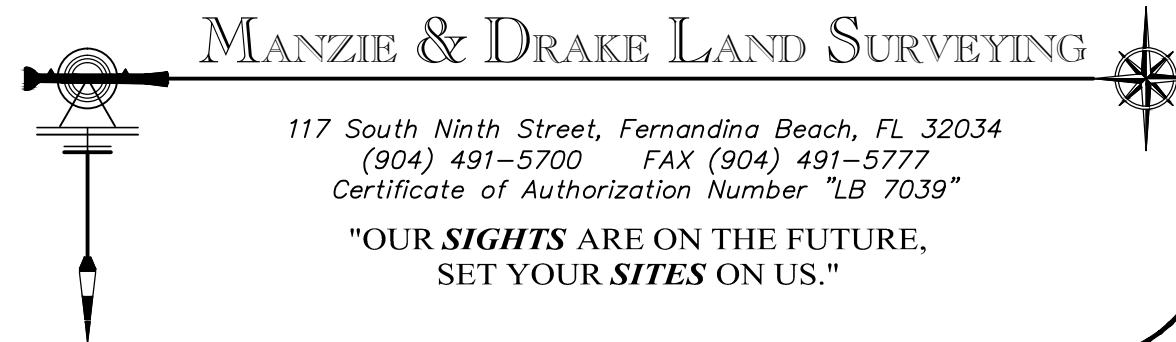
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

COUNTY PLANNER

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER SYSTEMS AND TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6.

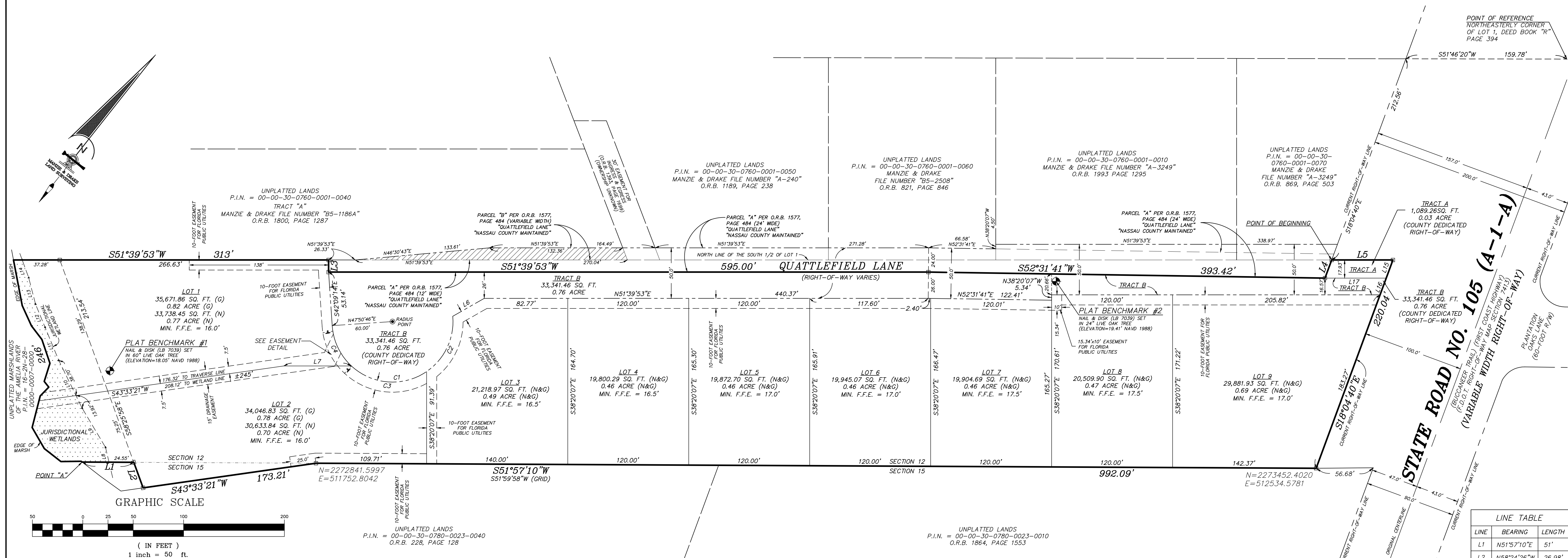
COUNTY HEALTH DEPARTMENT



# "QUATTLEFIELD LANE"

A PORTION OF THE SOUTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "R", PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,

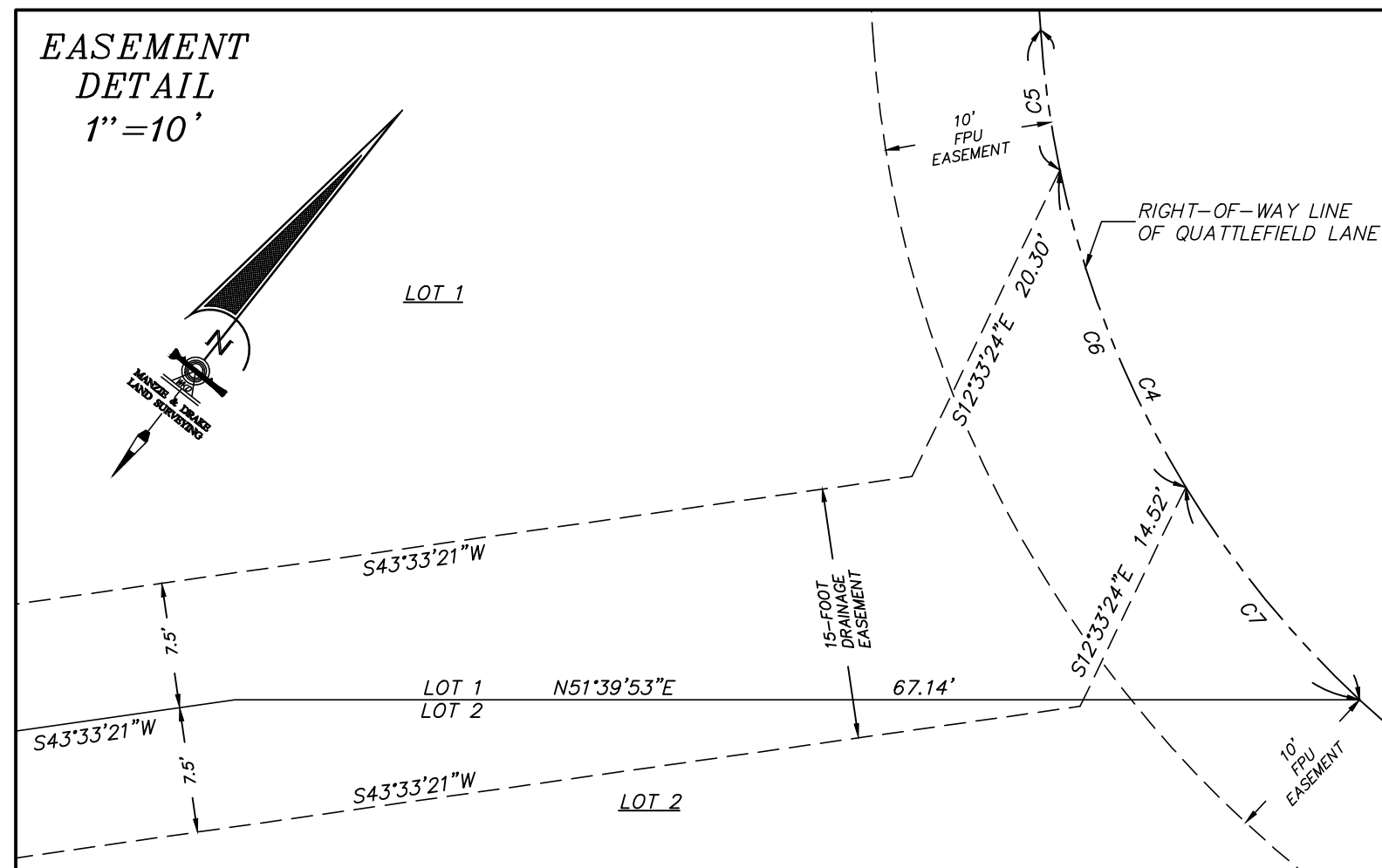
PLAT BOOK PAGE  
SHEET 2 OF 2 SHEETS



## SURVEYOR'S NOTES

- 1.) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) 43,560 SQ. FT. (G) DENOTES LOT SQUARE FOOTAGE.
- 3.) 43,560 SQ. FT. (N) DENOTES USEABLE LOT SQUARE FOOTAGE.
- 4.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N51°39'53"E FOR THE NORTHERLY LINE OF SUBJECT PROPERTY.
- 5.) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 6.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.G.V.D. 1988). THE SOURCE BENCHMARK IS NATIONAL GEODETIC SURVEY BRASS DISK STAMPED "J 326" (ELEVATION = 15.61' NAVD 1988).
- 7.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12082C 0329E, DATED 12/17/2010. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST. ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 8.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 10.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY BRIAN L. SEAHN WITH L&C ENVIRONMENTAL SERVICES, INC. AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. PERMIT NUMBER 145086-1).
- 10A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- 10B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 11.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 12.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "RS-1".
- 13.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "RS-1", ARE AS FOLLOWS:  
FRONT SETBACK = 30 FEET  
SIDE SETBACK = 10 FEET  
REAR SETBACK = 15 FEET
- 14.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORIES 1 & 3, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 15.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 16.) MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE PER ENGINEERING PLANS BY MCCRANIE & ASSOCIATES, INC.

## EASEMENT DETAIL 1"=10'



## LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
L1 = TABULATED LINE DATA  
C1 = TABULATED CURVE DATA  
SQ. FT. = SQUARE FEET  
F.P.U. = FLORIDA PUBLIC UTILITIES  
N.A.V.D. = NORTH AMERICAN DATUM  
MIN. = MINIMUM  
F.F.E. = FINISHED FLOOR ELEVATION  
N&G = NET & GROSS  
R/W = RIGHT-OF-WAY

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	189.75'	60.00'	181°11'50"	N47°14'51"E	119.99'
C2	63.61'	60.00'	60°44'37"	N12°58'46"W	60.67'
C3	80.78'	60.00'	77°08'22"	N55°57'44"E	74.82'
C4	45.36'	60.00'	43°18'51"	S63°48'40"E	44.29'
C5	8.45'	60.00'	8°04'25"	S46°11'27"E	8.45'
C6	20.46'	60.00'	19°32'29"	S59°59'52"E	20.36'
C7	16.44'	60.00'	15°42'00"	S77°37'05"E	16.39'

## LINE TABLE

LINE	BEARING	LENGTH
L1	N51°57'10"E	51'
L2	N58°24'26"W	26.98'
L3	N38°20'07"W	12.00'
L4	N18°04'40"W	19.11'
L5	N51°39'53"E	60.76'
L6	N22°01'28"E	35.95'
L7	N51°39'53"E	67.14'
L8	N51°36'49"W	15.03'
L9	N69°09'19"W	45.32'
L10	N64°24'53"W	52.62'
L11	N60°53'04"W	35.58'
L12	N60°44'50"W	24.77'
L13	N52°48'04"W	27.17'
L14	N58°28'16"W	18.68'
L15	N18°04'40"W	19.11'
L16	N18°04'40"W	17.66'
L17	N51°39'53"E	60.76'